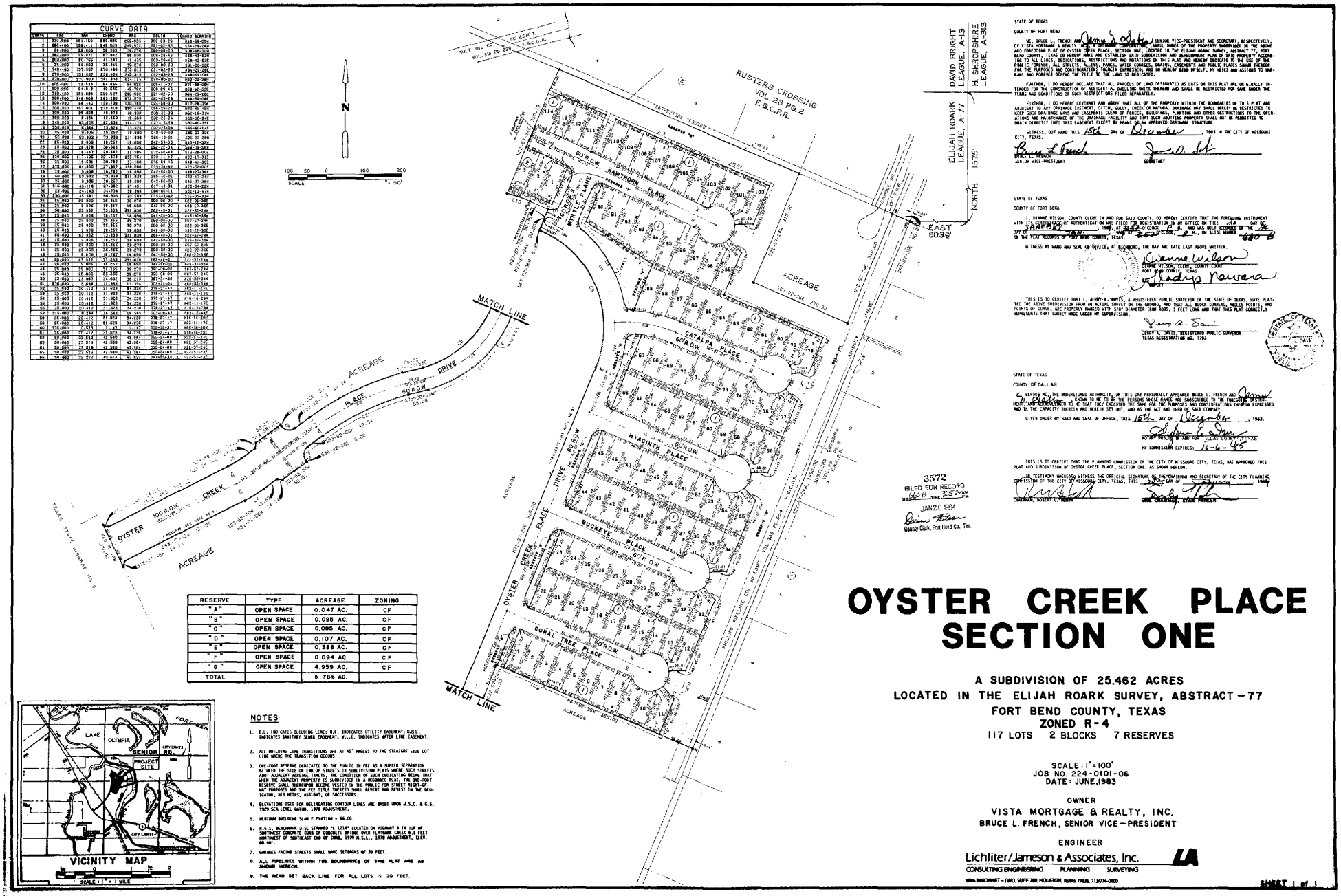

RESERVE	TYPE	ACREAGE	ZONING
"A"	OPEN SPACE	0.047 AC.	CF
"B"	OPEN SPACE	0.095 AC.	CF
"C"	OPEN SPACE	0.095 AC.	CF
"D"	OPEN SPACE	0.107 AC.	CF
"E"	OPEN SPACE	0.388 AC.	CF
"F"	OPEN SPACE	0.094 AC.	CF
"G"	OPEN SPACE	4.959 AC.	CF
TOTAL		5.786 AC.	

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT.
2. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
3. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATING BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1929 SEA LEVEL DATUM, 1978 ADJUSTMENT.
5. MINIMUM BUILDING SLAB ELEVATION = 66.00.
6. U.S.G.S. BENCHMARK DISC STAMPED "L 1214" LOCATED ON HIGHWAY 6 IN TOP OF SOUTHWEST CONCRETE CURB OF CONCRETE BRIDGE OVER FLATBANK CREEK 6.5 FEET NORTHWEST OF SOUTHEAST END OF CURB. 1929 M.S.L., 1978 ADJUSTMENT, ELEV. 68.40'.
7. GARAGES FACING STREETS SHALL HAVE SETBACKS OF 20 FEET.
8. ALL PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT ARE AS SHOWN HEREON.
9. THE REAR SET BACK LINE FOR ALL LOTS IS 20 FEET.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BRUCE L. FRENCH AND [illegible], SENIOR VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF VISTA MORTGAGE & REALTY, INC., A TEXAS CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF OYSTER CREEK PLACE, SECTION ONE, LOCATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, FORT BEND COUNTY, TEXAS DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON THIS PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE MAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS, OUT HAND THIS 15th DAY OF December, 1983 IN THE CITY OF MISSOURI CITY, TEXAS.

BRUCE L. FRENCH, SENIOR VICE-PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

I, DIANNE WILSON, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THIS 20th DAY OF JANUARY, 1984, AT 3:50 O'CLOCK P. M., AND WAS DULY RECORDED ON THE 20th DAY OF JANUARY, 1984, AT 3:50 O'CLOCK P. M., ON SLIDE NUMBER 660-B IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, CLERK, COUNTY COURT
FORT BEND COUNTY, TEXAS

DEPUTY

THIS IS TO CERTIFY THAT I, JERRY A. DAVIS, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, ANGLES POINTS, AND POINTS OF CURVE, ARE PROPERLY MARKED WITH SUCH DIAMETER IRON RODS, 3 FEET LONG AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

JERRY A. DAVIS, REGISTERED PUBLIC SURVEYOR
TEXAS REGISTRATION NO. 1783

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE L. FRENCH AND [illegible], KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF December, 1983.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 10-6-85

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OYSTER CREEK PLACE, SECTION ONE, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, THIS 27th DAY OF January, 1984.

CHAIRMAN, ROBERT L. HOWE

SECRETARY, DIAN FARMER

OYSTER CREEK PLACE SECTION ONE

A SUBDIVISION OF 25.462 ACRES
LOCATED IN THE ELIJAH ROARK SURVEY, ABSTRACT - 77
FORT BEND COUNTY, TEXAS
ZONED R-4
117 LOTS 2 BLOCKS 7 RESERVES

SCALE - 1" = 100'
JOB NO. 224-0101-06
DATE - JUNE, 1983

OWNER
VISTA MORTGAGE & REALTY, INC.
BRUCE L. FRENCH, SENIOR VICE-PRESIDENT

ENGINEER
Lichliter/Jameson & Associates, Inc.
CONSULTING ENGINEERING PLANNING SURVEYING
9990 RICHMOND - TWO, SUITE 280, HOUSTON, TEXAS 77042, 713/974-0900

SHEET 1 of 1

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